



Kenton C. Ward, CFM Surveyor of Hamilton County Phone (317) 776-8495 Fax (317) 776-9628 Suite 188 One Hamilton County Square Noblesville, Indiana 46060-2230

February 3, 2021

To: Hamilton County Drainage Board

Re: Springs of Cambridge Drain, Sec. 12 Arm

Attached is a petition filed by The Marina I, L.P., along with a non-enforcement request, plans, calculations, quantity summary and assessment roll for the Springs of Cambridge, Sec. 12 Arm to be located in Fishers, Fall Creek Township. I have reviewed the submittals and petition and have found each to be in proper form.

I have made a personal inspection of the land described in the petition. Upon doing so, I believe that the drain is practicable, will improve the public health, benefit a public highway, and be of public utility and that the costs, damages and expenses of the proposed drain will probably be less than the benefits accruing to the owners of land likely to be benefited. As per the plans by Cripe, Project No. 990460-30100, stamped approved January 21, 2021, the drain will consist of the following:

12" RCP	207 ft.
15" RCP	728 ft.
18" RCP	567 ft.
21" RCP	793 ft.
24" RCP	653 ft.
6" SSD	9,383 ft.

The total length of the drain will be 12,331 feet.

The subsurface drains (SSD) to be part of the regulated drain are those located under the curbs and those main lines in rear yards. Only the main SSD lines which are located within the easement or right of way are to be maintained as regulated drain. Laterals for individual lots will not be considered part of the regulated drain.

The sub-surface drains within the street right-of-way are being included which is consistent with previous sections of Springs of Cambridge. As such there will not be street trees within the right-of-way but will be located behind the sidewalk on the individual lots as shown on the landscape plans (Sheets

L101 – L105). This complies with the Hamilton County Drainage Board's discussion of July 19, 2018 regarding street trees. (See Hamilton County Drainage Board Minutes Book 18, pages 204 to 206).

I have reviewed the plans and believe the drain will benefit each lot equally. Therefore, I recommend each lot be assessed equally. I also believe that no damages will result to landowners by the construction of this drain. I recommend a maintenance assessment of \$65.00 per platted lot, \$10.00 per acre for common areas, with a \$65.00 minimum, and \$10.00 per acre for roadways. With this assessment the total annual assessment for this drain for Section 12 will be \$3,780.50.

The petitioner has submitted surety for the proposed drain at this time. The sureties which are in the form of Letter of Credit from the developer are as follows:

Agent: The National Bank of Indianapolis

Date: December 3, 2020 Number: 430000003

For: Storm Sewers and Monumentation

Amount: \$584,367.00 HCDB-2021-00001

I believe this proposed drain meets the requirements for Urban Drain Classification as set out in IC 36-9-27-67 to 69. Therefore, this drain shall be designated as an Urban Drain.

I recommend that upon approval of the above proposed drain that the Board also approve the attached non-enforcement request. The request will be for the reduction of the regulated drain easement to those easement widths as shown on the secondary plats for the Springs of Cambridge, Sec. 12 as recorded in the office of the Hamilton County Recorder.

I recommend the Board set a hearing for this proposed drain for March 22, 2021.

Kenton C. Ward, CFM Hamilton County Surveyor

KCW/stc

Springs of Cambridge/Bee Camp Creek #262 Springs of Cambridge Sec. 12 Arm This proposal will add 12,331' to the overall length. SUBNE-2020-00023 (13-15-02-00-00-046.000) Hearing: 03/22/21

Rate per Acre: 10.00 Rate per Lot: 50.00 Minimum: 50.00 Road rate per acre: 10.00

Hearing: 03/22/21				Acres	
Parcel	Owner	Description1		Benefited	MntAsmt MntPer
	Marina I LP	S2T17R5 Springs of Cambridge Sec. 12 Lot 441		One Lot	\$50.00 1.32%
	Marina I LP	S2T17R5 Springs of Cambridge Sec. 12 Lot 442	· · · · · · · · · · · · · · · · · · ·	One Lot One Lot	\$50.00 1.32% \$50.00 1.32%
	Marina I LP	S2T17R5 Springs of Cambridge Sec. 12 Lot 443 S2T17R5 Springs of Cambridge Sec. 12 Lot 444		One Lot	\$50.00 1.32%
• •	Marina I LP Marina I LP	S2T17R5 Springs of Cambridge Sec. 12 Lot 445	V	One Lot	\$50.00 1.32%
	Marina I LP	S2T17R5 Springs of Cambridge Sec. 12 Lot 446		One Lot	\$50.00 1.32%
	Marina I LP	S2T17R5 Springs of Cambridge Sec. 12 Lot 447	Regulated Subd. (	One Lot	\$50.00 1.32%
	Marina I LP	S2T17R5 Springs of Cambridge Sec. 12 Lot 448		One Lot	\$50.00 1.32%
	Marina I LP	S2T17R5 Springs of Cambridge Sec. 12 Lot 449	• •	One Lot	\$50.00 1.32% \$50.00 1.32%
	Marina I LP	S2T17R5 Springs of Cambridge Sec. 12 Lot 450		One Lot One Lot	\$50.00 1.32% \$50.00 1.32%
Not assigned yet.	Marina I LP Marina I LP	S2T17R5 Springs of Cambridge Sec. 12 Lot 451 S2T17R5 Springs of Cambridge Sec. 12 Lot 452	Regulated Subd. (		\$50.00 1.32%
Not assigned yet. Not assigned yet.	Marina I LP	S2T17R5 Springs of Cambridge Sec. 12 Lot 453	•	One Lot	\$50.00 1.32%
Not assigned yet.	Marina I LP	S2T17R5 Springs of Cambridge Sec. 12 Lot 454	Regulated Subd. (	One Lot	\$50.00 1.32%
	Marina I LP	S2T17R5 Springs of Cambridge Sec. 12 Lot 455	Regulated Subd. (		\$50.00 1.32%
Not assigned yet.	Marina I LP	S2T17R5 Springs of Cambridge Sec. 12 Lot 456	Regulated Subd. (		\$50.00 1.32%
Not assigned yet.	Marina I LP	S2T17R5 Springs of Cambridge Sec. 12 Lot 457	Regulated Subd. ( Regulated Subd. (		\$50.00 1.32% \$50.00 1.32%
Not assigned yet.	Marina I LP	S2T17R5 Springs of Cambridge Sec. 12 Lot 458 S2T17R5 Springs of Cambridge Sec. 12 Lot 459	Regulated Subd. (		\$50.00 1.32%
Not assigned yet. Not assigned yet.	Marina I LP Marina I LP	S2T17R3 Springs of Cambridge Sec. 12 Lot 459	Regulated Subd. (		\$50.00 1.32%
	Marina I LP	S2T17R5 Springs of Cambridge Sec. 12 Lot 461	Regulated Subd.		\$50.00 1.32%
Not assigned yet.	Marina I LP	S2T17R5 Springs of Cambridge Sec. 12 Lot 462	Regulated Subd. (	One Lot	\$50.00 1.32%
Not assigned yet.	Marina I LP	S2T17R5 Springs of Cambridge Sec. 12 Lot 463	Regulated Subd.		\$50.00 1.32%
Not assigned yet.	Marina I LP	S2T17R5 Springs of Cambridge Sec. 12 Lot 464	Regulated Subd.		\$50.00 1.32% \$50.00 1.32%
Not assigned yet.	Marina I LP	S2T17R5 Springs of Cambridge Sec. 12 Lot 465	Regulated Subd. ( Regulated Subd. (		\$50.00 1.32% \$50.00 1.32%
Not assigned yet.	Marina I LP	S2T17R5 Springs of Cambridge Sec. 12 Lot 466 S2T17R5 Springs of Cambridge Sec. 12 Lot 467	Regulated Subd. (		\$50.00 1.32%
Not assigned yet. Not assigned yet.	Marina I LP Marina I LP	S2T17R5 Springs of Cambridge Sec. 12 Lot 467	Regulated Subd.	One Lot	\$50.00 1.32%
Not assigned yet.	Marina I LP	S2T17R5 Springs of Cambridge Sec. 12 Lot 469	Regulated Subd.		\$50.00 1.32%
Not assigned yet.	Marina I LP	S2T17R5 Springs of Cambridge Sec. 12 Lot 470	Regulated Subd.		\$50.00 1.32%
Not assigned yet.	Marina I LP	S2T17R5 Springs of Cambridge Sec. 12 Lot 471	Regulated Subd.		\$50.00 1.32%
Not assigned yet.	Marina I LP	S2T17R5 Springs of Cambridge Sec. 12 Lot 472		One Lot One Lot	\$50.00 1.32% \$50.00 1.32%
Not assigned yet.	Marina I LP	S2T17R5 Springs of Cambridge Sec. 12 Lot 473 S2T17R5 Springs of Cambridge Sec. 12 Lot 474		One Lot	\$50.00 1.32%
Not assigned yet. Not assigned yet.	Marina I LP Marina I LP	S2T17R5 Springs of Cambridge Sec. 12 Lot 475		One Lot	\$50.00 1.32%
Not assigned yet.	Marina I LP	S2T17R5 Springs of Cambridge Sec. 12 Lot 476		One Lot	\$50.00 1.32%
Not assigned yet.	Marina I LP	S2T17R5 Springs of Cambridge Sec. 12 Lot 477	- · · · · · · · · · · · · · · · · · · ·	One Lot	\$50.00 1.32%
Not assigned yet.	Marina I LP	S2T17R5 Springs of Cambridge Sec. 12 Lot 478		One Lot	\$50.00 1.32%
Not assigned yet.	Marina I LP	S2T17R5 Springs of Cambridge Sec. 12 Lot 479		One Lot	\$50.00 1.32% \$50.00 1.32%
Not assigned yet.	Marina I LP	S2T17R5 Springs of Cambridge Sec. 12 Lot 480	Regulated Subd. Regulated Subd.	One Lot	\$50.00 1.32%
Not assigned yet.	Marina I LP Marina I LP	S2T17R5 Springs of Cambridge Sec. 12 Lot 481 S2T17R5 Springs of Cambridge Sec. 12 Lot 482	Regulated Subd.		\$50.00 1.32%
Not assigned yet. Not assigned yet.	Marina I LP	S2T17R5 Springs of Cambridge Sec. 12 Lot 483	Regulated Subd.		\$50.00 1.32%
Not assigned yet.	Marina I LP	S2T17R5 Springs of Cambridge Sec. 12 Lot 484	Regulated Subd.		\$50.00 1.32%
Not assigned yet.	Marina I LP	S2T17R5 Springs of Cambridge Sec. 12 Lot 485	Regulated Subd.		\$50.00 1.32%
Not assigned yet.	Marina I LP	S2T17R5 Springs of Cambridge Sec. 12 Lot 486	Regulated Subd.		\$50.00 1.32%
Not assigned yet.	Marina I LP	S2T17R5 Springs of Cambridge Sec. 12 Lot 487	Regulated Subd. Regulated Subd.	One Lot	\$50.00 1.32% \$50.00 1.32%
Not assigned yet.	Marina I LP Marina I LP	S2T17R5 Springs of Cambridge Sec. 12 Lot 488 S2T17R5 Springs of Cambridge Sec. 12 Lot 489		One Lot	\$50.00 1.32%
Not assigned yet. Not assigned yet.	Marina I LP	S2T17R5 Springs of Cambridge Sec. 12 Lot 490	•	One Lot	\$50.00 1.32%
Not assigned yet.	Marina I LP	S2T17R5 Springs of Cambridge Sec. 12 Lot 491	**	One Lot	\$50.00 1.32%
Not assigned yet.	Marina I LP	S2T17R5 Springs of Cambridge Sec. 12 Lot 492	Regulated Subd.		\$50.00 1.32%
Not assigned yet.	Marina I LP	S2T17R5 Springs of Cambridge Sec. 12 Lot 493	Regulated Subd.		\$50.00 1.32%
Not assigned yet.	Marina I LP	S2T17R5 Springs of Cambridge Sec. 12 Lot 494	Regulated Subd. Regulated Subd.	One Lot	\$50.00 1.32% \$50.00 1.32%
Not assigned yet.	Marina I LP	S2T17R5 Springs of Cambridge Sec. 12 Lot 495 S2T17R5 Springs of Cambridge Sec. 12 Lot 496		One Lot	\$50.00 1.32%
Not assigned yet. Not assigned yet.	Marina I LP Marina I LP	S2T17R5 Springs of Cambridge Sec. 12 Lot 497	-	One Lot	\$50.00 1.32%
Not assigned yet.	Marina I LP	S2T17R5 Springs of Cambridge Sec. 12 Lot 498	•	One Lot	\$50.00 1.32%
Not assigned yet.	Marina I LP	S2T17R5 Springs of Cambridge Sec. 12 Lot 499	•	One Lot	\$50.00 1.32%
Not assigned yet.	Marina 1 LP	S2T17R5 Springs of Cambridge Sec. 12 Lot 500		One Lot	\$50.00 1.32%
Not assigned yet.	Marina I LP	S2T17R5 Springs of Cambridge Sec. 12 Lot 501		One Lot	\$50.00 1.32% \$50.00 1.32%
Not assigned yet.	Marina I LP	S2T17R5 Springs of Cambridge Sec. 12 Lot 502	Regulated Subd. Regulated Subd.	One Lot	\$50.00 1.32%
Not assigned yet.	Marina I LP Marina I LP	S2T17R5 Springs of Cambridge Sec. 12 Lot 503 S2T17R5 Springs of Cambridge Sec. 12 Bl A, 0.47Ac	Regulated Subd.	0.47	\$50.00 1.32%
Not assigned yet. Not assigned yet.	Marina I LP	S2T17R5 Springs of Cambridge Sec. 12 BI R, 0.17Ac	Regulated Subd.	0.17	\$50.00 1.32%
Not assigned yet.	Marina I LP	S2T17R5 Springs of Cambridge Sec. 12 Bl C, 0.29Ac	Regulated Subd.	0.29	\$50.00 1.32%
Not assigned yet.	Marina I LP	S2T17R5 Springs of Cambridge Sec. 12 BI D, 0.88Ac	Regulated Subd.	0.88	\$50.00 1.32%
Not assigned yet.	Marina I LP	S2T17R5 Springs of Cambridge Sec. 12 Bl E, 0.33Ac	Regulated Subd.	0.33	\$50.00 1.32%
Not assigned yet.	Marina I LP	S2T17R5 Springs of Cambridge Sec. 12 Bl F, 0.21Ac	Regulated Subd. Regulated Subd.	0,2 <b>1</b> 0.19	\$50.00 1.32% \$50.00 1.32%
Not assigned yet.	Marina I LP	S2T17R5 Springs of Cambridge Sec. 12 Bl G, 0.19Ac S2T17R5 Springs of Cambridge Sec. 12 Bl H, 0.20Ac	Regulated Subd.	0.19	\$50.00 1.32%
Not assigned yet. Not assigned yet.	Marina I LP Marina I LP	S2T17R5 Springs of Cambridge Sec. 12 Bi I, 0.20Ac	Regulated Subd.	0.39	\$50.00 1.32%
Not assigned yet.	Marina I LP	S2T17R5 Springs of Cambridge Sec. 12 BI HSE, 0.07Ac	Regulated Subd.	0.07	\$50.00 1.32%
99-99-99-99-99-999.007		· ·	Road	13.05	\$130.50 3.45%
			Total: 63 lots &	16.25	\$3,780.50 100.0%

STATE OF INDIANA	)
	)
COUNTY OF HAMILTON	)

FILED

NOV 2 0 2020

OFFICE OF HAMILTON COUNTY SURVEYOR

TO: HAMILTON COUNTY DRAINAGE BOARD

% Hamilton County Surveyor One Hamilton County Square, Suite 188 Noblesville, IN. 46060-2230

In the matter of	Springs of Cambridge	Subdivision, Section
12 - Springs of Cambridge	Drain Petition.	

Petitioner is the owner of all lots in the land affected by the proposed new regulated drain. The drainage will affect various lots in Springs of Cambridge - Section 12 , a subdivision in Hamilton County, Indiana. The general route of such drainage shall be in existing easements and along public roads as shown in the plans on file in the Surveyor's Office.

Petitioner believes that the cost, damages and expenses of the proposed improvement will be less than the benefits which will result to the owners of the land likely to be benefited thereby. Petitioner believes the proposed improvements will:

- (a) improve public health
- (b) benefit a public street
- (c) be of public utility

Petitioner agrees to pay the cost of construction of the drainage system and requests periodic maintenance assessments by the Board thereafter.

The Petitioner also agrees to the following:

- To provide the Drainage Board a Performance Bond or Non-Revocable Letter of Credit for the portion of the drainage system which will be made a regulated drain. The bond will be in the amount of 120% of the Engineer's estimate. The bond will be in effect until construction of 100% of the system is completed and so certified by the Engineer.
- The Petitioner shall retain an Engineer throughout the construction phase. At completion of the project the Petitioner's Engineer shall certify that the drainage system which is to be maintained as a regulated drain has been constructed as per construction plans.
- The Petitioner agrees to request in writing to the County Surveyor any changes from the approved plan and must receive written authorization from the County Surveyor prior to implementation of the change. All changes shall be documented and given to the Surveyor to be placed in the Drain file.
- The Petitioner shall instruct his Engineer to provide a reproducible print on a 24" x 36" Mylar of the final design of the Drainage System. This shall be submitted to the County Surveyor prior to the release of the Performance Bond.
- The Petitioner shall comply with the Erosion Control Plan as specified on the construction plans. Failure to comply with the Erosion Control Plan shall be determined by the Board as being an obstruction to the drainage system. The County Surveyor shall immediately install or repair the needed measures at Petitioners cost as per IC 36-9-27-46.

The Petitioner further requests that the Drain be classified as an Urban Drain as per IC 36-9-27-69(d).

## RECORDED OWNER(S) OF LAND INVOLVED

Glese Fishberg		
Signed	Signed	
Allen Rosenberg		
Printed Name	Printed Name	
11/14/2020		
Date / /	Date	
Signed	Signed	
Printed Name	Printed Name	
Date	Date	



## NON-ENFORCEMENT OF DRAINAGE EASEMENT IN SUBDIVISIONS

STATE OF INDIANA	<b>A</b> )	BEFORE THE HAMI	LTON
COUNTY OF HAMI	ILTON )	COUNTY DRAINAGE	E BOARD
At the request of The M Board considered the extent of the Springs of Cambridge - Section owner(s) of land involved that such Drainage Board nor any Contract held liable for any damages result named drain at said location, when I. That it will not enforce the easy Instrument No	e drainage easement on on 12 Subdivision. The subdivision on 12 Subdivision. The subdivision on the construction of the constr	theSprings of Cambridg Upon the agreement in wi ovenants that neither the I ting under the authority of reconstruction, or mainten r improvements thereon th	Drain in the riting by the recorded Hamilton County said Board will be ance of the above to Board agreed:
Recorders Office.  2. It will not object to the improve 3. Other Conditions:			
SIGNAD: Veser APPLICANT	Christopher M. Wisema		perg,The Marina I LP ME (Owner of Land)
AGREEMENT WILL BEC DAY OF COUNTY DRAINAGE BO			GNED THIS E HAMILTON
PRESIDENT OF DRAINAGE  MEMBER OF DRAINAGE B		MEMBER OF DRAINAGE BO	OARD
"I affirm, under the penalties for p Number in this document, unless	perjury, that I have taken required by law: <u>Ken</u>	n reasonable care to redact ton C. Ward, Surveyor	each Social Security
Prepared by the Hamilton County	Drainage Board: <u>Mic</u>	hael A. Howard, Attorney	Revised May 2016